

**Maryland Historical Trust  
State Historic Sites Inventory Form**

MARYLAND INVENTORY OF  
HISTORIC PROPERTIES

Survey No. B- 4433

Magi No.

DOE \_\_\_yes \_\_\_no

**1. Name** (indicate preferred name)

historic 3 West Franklin Street

and/or common Parking

**2. Location**

street & number 3 W. Franklin Street \_\_\_ not for publication

city, town Baltimore \_\_\_ vicinity of congressional district Seventh

state Maryland county Baltimore

**3. Classification**

Category	Ownership	Status	Present Use
___ district	___ public	___ occupied	___ agriculture ___ museum
___ building(s)	___ private	___ unoccupied	___ commercial ___ park
<input checked="" type="checkbox"/> structure	___ both	<input checked="" type="checkbox"/> work in progress	___ educational ___ private residence
___ site	<b>Public Acquisition</b>	<b>Accessible</b>	___ entertainment ___ religious
___ object	___ in process	___ yes: restricted	___ government ___ scientific
	___ being considered	<input checked="" type="checkbox"/> yes: unrestricted	___ industrial <input checked="" type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	___ no	___ military ___ other:

**4. Owner of Property** (give names and mailing addresses of all owners)

name

street & number telephone no.:

city, town state and zip code

**5. Location of Legal Description**

courthouse, registry of deeds Baltimore City Courthouse liber

street & number 100 N. Calvert Street, Room 610 folio

city, town Baltimore state MD

**6. Representation in Existing** Historical Surveys

title

date \_\_\_ federal \_\_\_ state \_\_\_ county \_\_\_ local

pository for survey records

city, town state

## 7. Description

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<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved    date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Resource Count: 1

This 1991 parking garage, still under construction, faces north on West Franklin Street and abuts a partywall structure to the west and a small alley to the east. The garage is nine bays wide and eight stories high and is designed with a post modern aesthetic of monumental imitation granite first-story panels, a balustrade-like top story, imitation stone concrete panels of various dimensions with "punched in" crisp openings in varied patterns, and turquoise trim. The windows have four slim metal cables forming railings. It is a massive building that almost fills the block. The street slopes up towards the west which, coupled with the structure of the parking ramps, means that the number of stories decrease to seven.

The first story has a door opening in the first bay, a car entrance in the second, and a door opening in the third. Turquoise panels top these openings. The fourth, fifth, and sixth bays have pierced openings with turquoise grills. The seventh bay has a door opening, the eighth has a car exit, and the ninth a door opening. These openings also have turquoise panels above.

The second through sixth stories are stacked versions of each other. The nine-bay facade is divided into three large clusters or super-bays with similar fenestration treatments. The first six stories have the following pattern per bay: 1) a recessed opening with two cut-in openings, 2) two pierced rectangular openings, 3) a recessed opening with two cut-in openings, 4) two pierced rectangular openings, the one to the east with a recessed lintel, 5) two pierced rectangular openings, 6) two pierced rectangular openings, the one to the west with a recessed lintel, 7) one pierced rectangular opening, 8) two pierced rectangular openings, 9) one pierced rectangular opening. The one exception is a large, oversized opening in the second bay of the second story.

The seventh story has a balustrade-like wall of blind and pierced square arcades. Each bay has three rectangular openings, but they are all recessed and blind except for the windows in the fourth, fifth, and sixth bays. The eighth story has a low blank wall with concrete coping. There is no roof-top shelter over this parking tier.

The south wall has the same wall surface and fenestration pattern of the north facade, including the oversized opening in the second bay of the second story. The foundation wall is slightly different, with three lunette windows under the three turquoise-grill windows.

B- 4433  
3 West Franklin Street  
Baltimore, MD  
Section 7 Description  
7.1

The west wall is finished with similar details of punched in window openings and geometrically laid concrete panels.

The interior is composed of concrete posts and beams. The stairs and elevator banks are located in each corner. The attendant's office is in the ninth bay, near the designated car exit. The structural concrete beams and posts provide large areas of unencumbered floor space.

## 8. Significance

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Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates****Builder/Architect**check: Applicable Criteria: ☐ A ☐ B ☐ C ☐ D  
and/orApplicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ GLevel of Significance: ☐ national ☐ state ☐ local

Prepare both a summary paragraph of significance and a general statement of history and support.

This 1990s parking structure is a significant building type in the Baltimore commercial streetscape. The need for parking structures is a twentieth-century phenomenon that accompanied that rise of the automobile--a need that has burgeoned in recent decades. The nine-story height of this structure indicates the increasing density of traffic and the need for parking in the downtown district, a need for office workers, shoppers and visitors. The garage also indicates the prevalence of commuter traffic in the downtown area in the post-War period and, as such, makes a contrast with the residential nature of the downtown in the nineteenth-century. The garage's location indicates the primacy of the Charles Street area: the structure is needed to serve Charles Street area enterprises but it is not an appropriate or affordable building type to actually locate on the main street. Thus, by implication, Franklin Street is a lesser street in the economic hierarchy.

The style of the garage is a good example of a 1990s Post Modern architecture. There facade evokes a sort of stripped-down classicism. The walls are pseudo-marble and the semi-blocked openings have a certain amount of playfulness that is characteristic of the style. The building almost doesn't look like a garage--at first glance it resembles a large office building. Thus there is an evident concern for the appearance of this building--in order to be acceptable, the style of the building must make some concessions to current architectural tastes.

The interior of the garage exposes its internal structure. The reinforced concrete posts and beams form a functional aesthetic which is deemed appropriate for the structure and is typically never covered up.



**COMPREHENSIVE PLAN DATA**

HISTORIC CONTEXT:

Geographic Organization:  
Piedmont

Chronological/Developmental Period:  
Modern Period, 1930-Present

Historic Period Themes:  
Architecture  
Economics

Resource Type:  
Building

Historic Environment:  
Urban

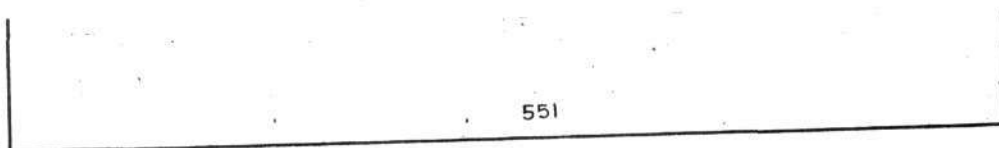
Historic Function and Use:  
Transportation

Known Design Source:  
None



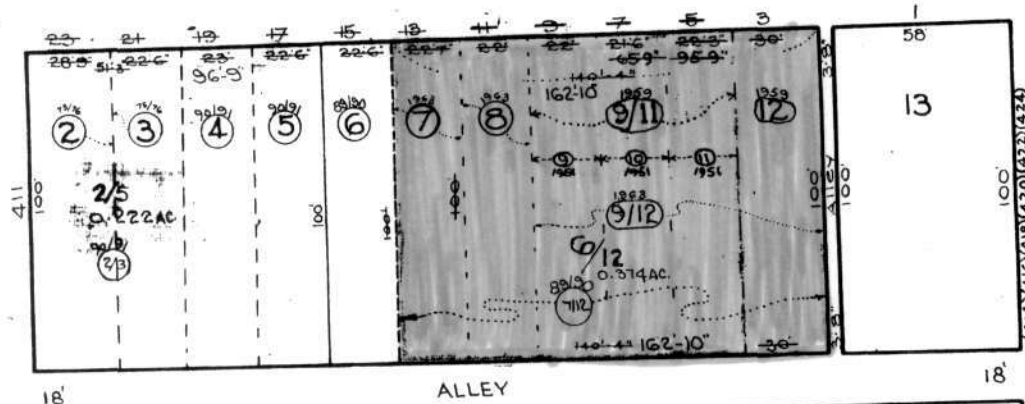
Revisions:  
 Lots 9/11 Cons'd Per O.O.C.S.H. (5216A) Void 5235.  
 Lots 9/11 & 12 Cons'd Per D.P.C. Sh. 8005  
 Lots 7, 8, 9/12 Cons'd Per App. C. Sh. 9000.  
 Lots 2 & 3 Cons'd Per App. C. Sh. 76-278  
 Lots 1 & 4 Cons'd Per Deed, C. Sh. 88-084  
 Lots 2 & 6 7/12 Cons'd Per O.O. App. C. Sh. 90-189  
 Lots 2/3, 4 & 5 Cons'd Per O.O. C. Sh. 91-008

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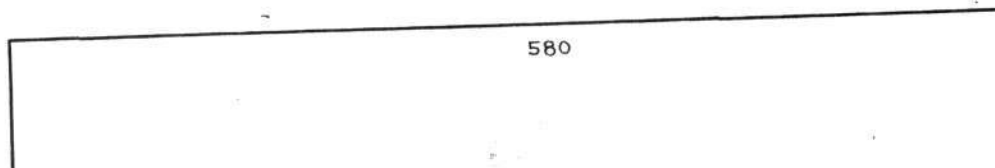
W. FRANKLIN

ST.



W. MULBERRY

ST.

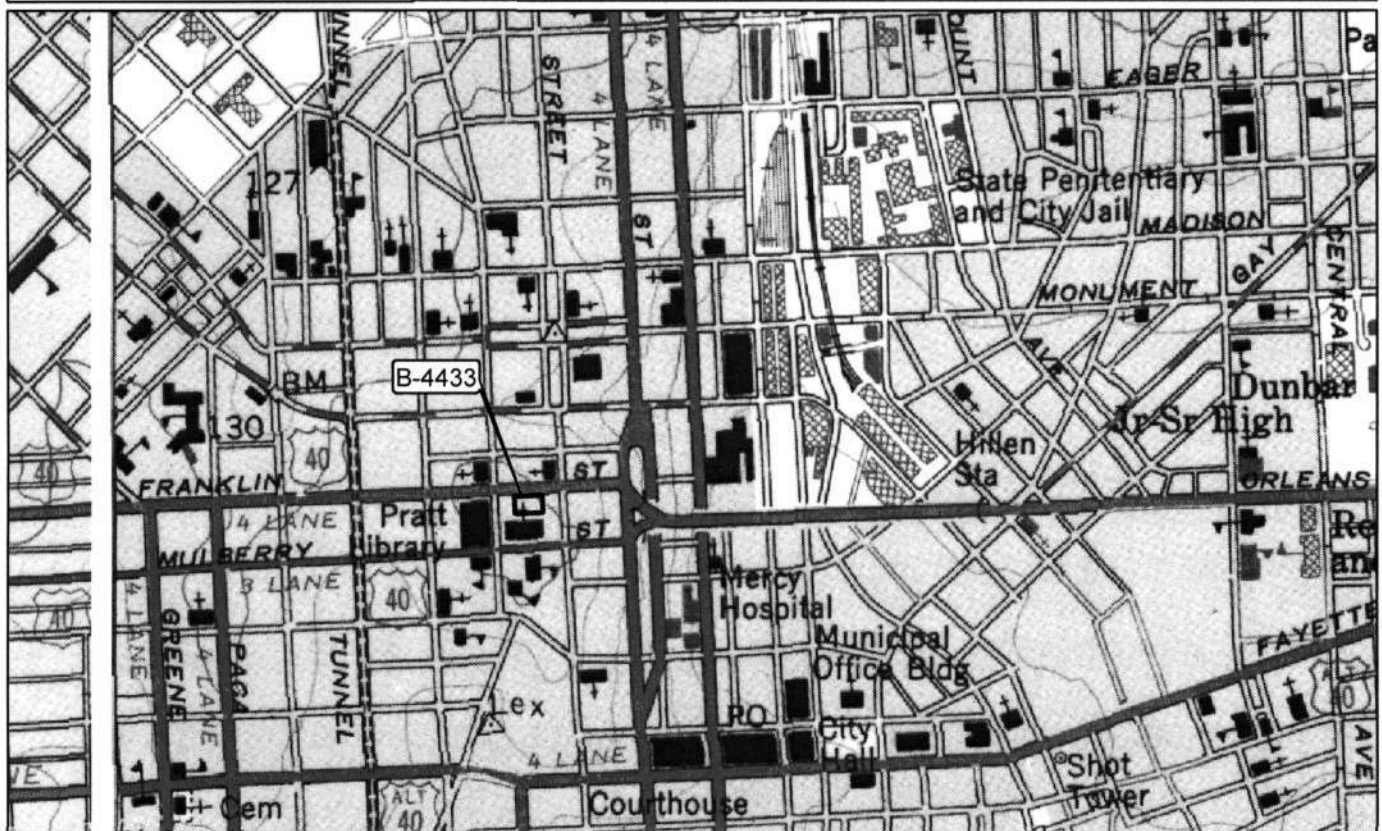


DRAWN BY Moorehead  
 CHECKED BY J. J. Rokosky  
 CHECKED BY W. M. Lee

**NOTICE**  
 THIS IS A REAL PROPERTY MAP AS PROVIDED  
 FOR UNDER ARTICLE 70A OF THE CITY CHARTER.  
 IT IS COMPILED FROM TITLE AND OTHER  
 SOURCES AND IS NOT AN AUTHENTIC SURVEY.

CITY OF BALTIMORE  
 DEPARTMENT OF PUBLIC WORKS  
 BUREAU OF PLANS & SURVEYS  
 PROPERTY LOCATION DIVISION  
 WARD 4 SECTION 2  
 BLOCK 565  
 SCALE: 1" = 40 FT. DATE May 1929

GIS data Courtesy of  
the City of Baltimore, MOIT/EGIS







B-4423

Baltimore MD

Diane Shaw

8/91

Maryland SHPO

Facade, north elevation

1/1